



# TOWN OF WEST NEWBURY

## APPLICATION FOR PROJECT ELIGIBILITY

### COMMUNITY PRESERVATION COMMITTEE

Applicants should file eight (8) copies of the completed Application and all accompanying documents with the Community Preservation Committee, Town Office Building, West Newbury MA 01985, and an electronic copy to [cpc@wnewbury.org](mailto:cpc@wnewbury.org).

**PROJECT NAME:** Rehabilitation to Improve Parking and Circulation

**PROJECT ADDRESS:** Pipestave Hill Active Recreational Area/Dunn Property

**MAP/LOT:** R22-3 (Mill Pond/Pipestave) and R26-19 (Dunn property)

**APPLICANT NAME:** Board of Selectmen, upon recommendation of Pipestave Parking, Circulation and Land Use Advisory Committee ("Pipestave Committee")

**CONTACT PERSON:** Angus Jennings, Town Manager and Pipestave Committee Chair

**TELEPHONE/FAX NO.:** (978) 363-1100 x111 / FAX (978) 363-1826

**ADDRESS:** Town Office Building, 381 Main Street, West Newbury, MA

**EMAIL:** [townmanager@wnewbury.org](mailto:townmanager@wnewbury.org)

#### COMMUNITY PRESERVATION CATEGORY:

*(Please check all that apply)*

- ☐ **Open Space**
- ☒ **Recreation**
- ☐ **Historic Preservation**
  - ☐ **Eligible/On State Registry**
  - ☐ **Designated by Historic Commission**
- ☐ **Community Housing**

Please provide a brief project description below. Include a brief narrative of how your project accomplishes the goals of the CPA and include an estimated budget. Please include supporting materials as necessary.

The Board of Selectmen proposes to add parking capacity on the western portion of the Dunn parcel in order to address capacity and safety concerns on the Pipestave property that can result during concurrent use of the recreational fields, equestrian facilities, and general recreation.

In July the Board established a new advisory Committee in order to look closely at the current challenges, potential future challenges resulting from increased usage of the property, and to make recommendations to the Board regarding how best to proceed.

The Pipestave Parking, Circulation and Land Use Advisory Committee (“Pipestave Committee”) met twice in August in order to review known options, brainstorm potential other options, and bring forward its recommendations. On August 20, the Committee voted 3-0-1 to recommend Concept 2 as detailed herein, and later that evening the Board of Selectmen voted 2-0 to sponsor a proposal to CPC to implement the favored concept.

Concept 2 includes, in summary:

- Addition of a new unpaved parking area in the northwesterly portion of the Dunn property, immediately adjacent to the Pipestave property. The vegetated area between the two properties would be thinned out adjacent to the new parking area, while preserving the existing stone wall and mature vegetation. The new parking area would be landscaped with a post and rail fence.
- The existing sloped drive from Pipestave to Dunn would remain unpaved, but would be widened to accommodate two-way traffic and reinforced with gravel to minimize erosion.
- New fencing would be added outside the baseball outfield in order to provide a clear delineation between the ballfield and the traveled way, and to enhance safety.

Although this proposal is submitted independently from the Parks & Recreation proposal for the Dunn property currently pending before CPC, it is submitted with the intent that the design of both projects would proceed in close coordination. Specifically, the design of the proposed parking area would accommodate potential fitness station and benches, if these end up resulting from the Parks & Rec design process. The parking area would also be designed to allow for potential future connection to the eastern portion of the Dunn property, if such connection results from the Parks & Rec design process or otherwise.

This project would accomplish the goals of the CPA in several respects:

- The West Newbury Community Preservation Plan (“CPA Plan”), December 2013, designates the Pipestave Hill Recreation Area as the “equestrian center” of Town fields, which also hosts regulation sized soccer field and baseball diamond, and three additional athletic fields.
- The first Open Space and Recreation Goal in the CPA Plan is to “Preserve rural character, charm, and sense of community.” This proposal is intended to mitigate current and anticipated parking and circulation concerns without compromising the current uses of the property. In its consideration of potential strategies, the Pipestave Committee considered four conceptual alternatives, including alternatives that had already been known, and others that were first considered as part of the Committee’s work. Two of the four were quickly discarded as being infeasible (repurposing the Piepstave recycling area would be infeasible due to sub-surface soil conditions, grading, drainage infrastructure, and adjacent wetlands; and the suggestion to direct parking across the street to the Page School was viewed as unrealistic given the long walk to the recreation fields, and potential safety concerns


associated with increased pedestrian activity crossing Route 113). The most consideration was given to Concept 2 – which emerged as the favored proposal – and Concept 1, which involved extending the current parking area around the equestrian rings. Concept 1 raised concerns by the Riding & Driving Club, due to the loss (or significant reduction) of an equestrian warm-up area, and because it would introduce more vehicles and noise in close proximity to the riding ring, which raises safety concerns and degrades the area as an equestrian resource. By proceeding with Concept 2, the Committee recommended – and the Board of Selectmen concurred – that it would better preserve the aesthetics and functionality of the current uses on the site.

- The third Open Space and Recreation Goal in the CPA Plan is to “Provide passive and active recreational activities for all townspeople.” By expanding the parking capacity, bringing the location of parking much closer to the athletic fields, and by expanding the ADA/AAB compliant spaces, this proposal is intended to advance this CPA goal.
- The West Newbury CPC has funded a previous rehabilitation at the Pipestave property, with the replacement of the building roof approved at the October 2011 Special Town Meeting. The proposed investment would further enhance this valued public resource.

#### **FUNDING:**

##### **Amount of Community Preservation Funding Requested:**

\$106,000.

  
Applicant Signature

8/21/18  
Date

Angus Jennings, Town Manager, duly authorized on behalf of the Board of Selectmen

For more information contact 978-363-1100 X131

12/2013, Revised May, 2016



# Existing conditions – Pipestave (upper/equestrian area)





# Concept 2: Upper Dunn Field



Addition of  
outfield fence  
along drive  
(or path)

Retain, but thin out, tree  
line; preserve/enhance  
stone wall. New hard pack  
parking lot with  
landscaped east edge (split  
rail fence), and possible  
sitting area(s).

Reinforce sloped drive with  
gravel to minimize erosion  
and address vehicular and  
pedestrian access